| 057.B | 0001 | 0018.0 | 1 of 1 | Condominium | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 302,400 / 302,400 |
| | | | | | USE VALUE: | 302,400 / 302,400 |
| | | | | | ASSESSED: | 302,400 / 302,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 9 | | RYDER ST, ARLINGTON |

## OWNERSHIP

Unit #: 18

| | |
|---|---|
| Owner 1: | PETITTO ANGLEA E & CAERINA LINA |
| Owner 2: | PETITTO JACQUELINE ELVIRA |
| Owner 3: | |
| Street 1: | 9 RYDER ST #18 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PETITTO CATERINA & ANGLEA E - |
| Owner 2: | PETITTO CAERINA LINA - |
| Street 1: | 9 RYDER ST #18 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1969, having primarily Brick Exterior and 719 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 302,400 | | | 302,400 |
| Total Card | 0.000 | 302,400 | | | 302,400 |
| Total Parcel | 0.000 | 302,400 | | | 302,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.58 | /Parcel: 420.58

## Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 057.B-0001-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 302,400 | 0 | . | | 302,400 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 298,200 | 0 | . | | 298,200 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 289,800 | 0 | . | | 289,800 | 289,800 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 239,300 | 0 | . | | 239,300 | 239,300 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 197,900 | 0 | . | | 197,900 | 197,900 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 184,100 | 0 | . | | 184,100 | 184,100 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 184,100 | 0 | . | | 184,100 | 184,100 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 181,700 | 0 | . | | 181,700 | 181,700 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4924

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PETITTO CATERIN | 77590-296 | 2 | 4/23/2021 | Convenience | 100 | No | No | | Caterina Petitto`s interest only tranferred |
| FALLAVOLLITA RO | 77590-294 | 2 | 4/23/2021 | Convenience | 100 | No | No | | Robert P Fallavollita interest only transferr |
| SIMOS MICHELE, | 62151-546 | | 7/1/2013 | | 209,000 | No | No | | |
| MEDEIROS ISABEL | 35395-175 | | 5/2/2002 | | 210,000 | No | No | | |
| PIERCE-GORMAN S | 24333-420 | | 3/7/1994 | | 69,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/21/2018 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6012 | | | | | | | | | | | | | | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CONDO | Total: | Spl Credit | Total:

## USER DEFINED

| | |
|---|---|
| User Acct | 136445 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/21/18 |
| !4924! | |
| Prior Id # 1: | 136445 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 01:22:14 |

## LAST REV

| Date | Time |
|---|---|
| 05/06/21 | 15:08:09 |
| mmcmakin | |

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 7 - Condo Garden | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 4 - Tar & Gravel | | |
| Color: | BRICK | | |
| View / Desir: | N - NONE | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1969 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 0 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | F - Front |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 4.409999847 |
| Name: | 6 - 6012 |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 30. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 30 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 325.00 |
| Size Adj.: | 1.33449233 |
| Const Adj.: | 1.04957998 |
| Adj $ / SQ: | 455.213 |
| Other Features: | 32752 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.20000005 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 432060 |
| Depreciation: | 129618 |
| Depreciated Total: | 302442 |

## COMMENTS

BK; 19197 PG; 124,Building Number 1.

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 4 | BRs: | 2 | Baths: | 1 | | | | HB | 0 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 4 | 2 | 0 |
| Totals | | | |
| 1 | 4 | 2 | |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 719 | 455.210 | 327,298 |
| Net Sketched Area: | | 719 | Total: | 327,298 |
| Size Ad | 719 | Gross Area | 719 | FinArea 719 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 546.26 |
| Special Features: | 0 | Val/Su Net: | 420.58 |
| Final Total: | 302400 | Val/Su SzAd | 420.58 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

057.B-0001-0018.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |